

IN RE: PETITIONS FOR SPECIAL HEARING,  
SPECIAL EXCEPTION & VARIANCE -  
N/S West Timonium Road at its  
Intersection w/ Greenspring Drive  
(100 W. Timonium Road)  
8<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-408-SPHXA

Catherine Peak, Legal Owner/  
The Sun Company, Lessee - Petitioners

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owner of the subject property, Catherine Peak, and the Contract Lessee, The Sun Company, by Edward O'Leary, Chief Engineer, through their attorney, Anthony J. DiPaula, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 71-168-XA and 71-228-A, to allow the conversion of the existing automotive full service station to a fuel service station (gas-n-go) and to allow two wall-mounted signs of 90 sq.ft. and 258 sq.ft., respectively, in a M.L. zone. The Petitioner also requests a special exception to permit a convenience store with a sales area larger than 1,500 sq.ft. as a use in combination with an existing fuel service station, pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition to the special hearing and special exception requests, the Petitioners request variance relief from the B.C.Z.R. as follows: From Sections 405.4.A.1 and E.1 to permit a fuel service station with a convenience store use in combination having a total site area of 21,578 sq.ft. in lieu of the minimum required 26,844 sq.ft.; from Section 405.4.A.3.c.(2) and (3) to permit a fuel service station with four (4) stacking spaces in lieu of the required 16; from Section 405.4.A.2.a to permit pump islands with a setback from a right-of-way line of 22 feet in lieu of the required 25 feet, and canopy setbacks from a right-of-way line of 10 feet and 12 feet, respectively, in lieu of the required 15 feet; from Section 405.4.A.2.b to permit a perimeter landscape transition area abutting a public

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Date 6/24/99  
[Signature]

right-of-way of 3 feet in lieu of the required 10 feet, and 0 feet in lieu of the minimum required 6 feet on the side and rear perimeters abutting non-residentially zoned land; and from Section 450.4.5.(e) to permit seven (7) canopy signs in lieu of the maximum allowed six (6), three (3) canopy signs of 96 sq.ft. each and two (2) canopy signs of 147 sq.ft. each, in lieu of the maximum allowed 25 sq.ft. each. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case were Richard and Janet Wiser, proprietors of the existing Sunoco service station on the subject property, Bud Emig, Michael D. Day, and Gardner R. Reynolds, all representatives of The Sun Company, Lessees of the subject property, Thomas J. Hoff, Registered Landscape Architect who prepared the site plan for this project, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As more particularly shown on the site plan, the subject property is an irregular shaped parcel consisting of approximately .495 acres, zoned M.L.-I.M. and is located adjacent to the intersection of Greenspring Drive and Timonium Road, not far from York Road in Timonium. The property is presently improved with a three-bay gasoline service station, with a small cashier/retail area. Additionally, there are three pump islands; two adjacent to Timonium Road and one adjacent to Greenspring Avenue. A gasoline service station has operated at the subject location since the early 1970s. However, as is the trend with many of the large oil companies, the Petitioners are desirous of converting the subject site to a gas n' go fuel service station with a convenience store component. Testimony indicated the existing building will be converted to eliminate the three service bays and in lieu thereof, an A-Plus convenience store will be added. There will be no enlargement of the existing building; rather a substantial renovation of the interior of the existing structure. The business will continue to sell gasoline from the existing pump islands. Moreover, the retail component will sell convenience items.

Special exception relief is being requested to approve a convenience store with a sales area larger than 1500 sq.ft. as a use in combination with the existing fuel service station, pursuant

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DATE 6/29/89  
BY [Signature]

to Section 405.4.E.1 of the B.C.Z.R. In this regard, I am persuaded that the special exception should be granted. Clearly, there will be no adverse impact upon adjacent uses or properties caused by the proposed conversion. The property sits within a highly retail/commercial area and the proposed use is consistent with surrounding land uses. In my judgment, the Petitioners have met their burden as set out in Sections 502.1 and 405 of the B.C.Z.R. for a special exception to be granted.

Special hearing relief is also sought to approve an amendment to the previously approved site plans to allow the proposed conversion of the existing full service station to a gas n' go/convenience store operation and to allow two wall-mounted signs in the M.L. zone. The earlier cases approved the fuel service station use that exists on the property at present. However, the special hearing relief is necessary to amend the prior plans to reflect the proposed modifications. It is of note that there is no additional building contemplated and the proposed renovations are internal, except for signage and building facade improvements. Thus, in my judgment the proposed amendments should be granted. In addition, the proposed wall-mounted signs, as more particularly shown in Petitioner's Exhibits 5 and 6 should be approved.

A series of variances are also requested. One of the variances sought, from Section 405.4.A.2.b to allow a perimeter landscape transition area of 3 feet in lieu of the required 10 feet and 0 feet in lieu of the required 6 feet, respectively, is for existing conditions on the property. Another variance, from Section 450.4.5.E is necessary because of the color scheme and sign package unique to Sunoco stations, as more particularly shown on Petitioner's Exhibits 5 and 6.

I am persuaded that these variances should be granted. I am familiar with the site and the existing operation thereon. The unique configuration of the property would result in a practical difficulty upon the Petitioners if relief were not granted. In my judgment, sufficient proof was offered to meet the criteria set out in Section 307 of the B.C.Z.R. Thus, the Petition for Variance shall be approved.

ORDER RECEIVED FOR FILING  
Date 6/27/99  
By Rp

Pursuant to the advertisement, posting of the property and public hearing held thereon, and for the reasons set forth herein, the special hearing, special exception and variance relief shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of June, 1999 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plans in prior Cases Nos. 71-168-XA and 71-228-A, to allow the conversion of the existing automotive full service station to a fuel service station (gas-n-go) and to allow two wall-mounted signs of 90 sq.ft. and 258 sq.ft., respectively, in a M.L. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a convenience store with a sales area larger than 1,500 sq.ft. as a use in combination with an existing fuel service station, pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: From Sections 405.4.A.1 and E.1 to permit a fuel service station with a convenience store use in combination having a total site area of 21,578 sq.ft. in lieu of the minimum required 26,844 sq.ft.; from Section 405.4.A.3.c.(2) and (3) to permit a fuel service station with four (4) stacking spaces in lieu of the required 16; from Section 405.4.A.2.a to permit pump islands with a setback from a right-of-way line of 22 feet in lieu of the required 25 feet, and canopy setbacks from a right-of-way line of 10 feet and 12 feet, respectively, in lieu of the required 15 feet; from Section 405.4.A.2.b to permit a perimeter landscape transition area abutting a public right-of-way of 3 feet in lieu of the required 10 feet, and 0 feet in lieu of the minimum required 6 feet on the side and rear perimeters abutting non-residentially zoned land; and from Section 450.4.5.(e) to permit seven (7) canopy signs in lieu of the maximum allowed six (6), three (3) canopy signs of 96 sq.ft. each and two (2) canopy signs of 147 sq.ft. each, in lieu of the maximum allowed 25 sq.ft. each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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Date 6/29/99  
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

6/29/99  
[Handwritten notes and stamps, including "COUNTY OF BALTIMORE"]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 29, 1999

Anthony J. DiPaula, Esquire  
Covahey & Boozer  
614 Bosley Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
N/S West Timonium Road at its intersection w/Greenspring Drive  
(100 W. Timonium Road)  
8<sup>th</sup> Election District - 3<sup>rd</sup> Councilmanic District  
Catherine Peak, Legal Owner/The Sun Company, Lessee - Petitioners  
Case No. 99-408-SPHXA

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Ms. Catherine Peak  
12301 Happy Hollow Road, Cockeysville, Md. 21030  
Mr. Edward O'Leary, The Sun Company  
4041 Market Street, Aston, PA 19014-3197  
Mr. & Mrs. Richard Wiser, 100 W. Timonium Road, Timonium, Md. 21093  
Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, Md. 21204  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 100 W. Timonium Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the previously approved site plans in Cases 71-168-XA and 71-228-A, and to convert the existing automotive full service station to a fuel service station (gas-n-go); and to allow two wall mounted signs in a ML zone of 90 SF and 258 SF respectively.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### ~~Contract Purchaser/Lessee:~~

The Sun Company, Inc.

Name - Type or Print

By: Edward O'Leary

Signature Edward O'Leary, Chief Engineer

4041 Market Street

Address

Telephone No.

Aston,

PA

19014-3197

City

State

Zip Code

### Attorney For Petitioner:

Anthony J. DiPaula

Name - Type or Print

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Avenue

410-828-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

### Legal Owner(s):

Catherine Peak

Name - Type or Print

Catherine Peak

Signature

Name - Type or Print

Signature

12301 Happy Hollow Road

410-252-2098

Address

Telephone No.

Cockeysville,

MD

21030

City

State

Zip Code

### Representative to be Contacted:

Thomas J. Hoff

Name

406 W. Pennsylvania Ave.

410-296-3668

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

Case No. 99-408-SPHXA

Date 9/15/98

ORDER RECEIVED FOR FILING

Date

By



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 100 W. Timonium Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a convenience store with a sales area larger than 1,500 sq. ft. as a use in combination with a <sup>existing</sup> fuel service station, pursuant to BCZR 405.4.E.1.

*gl*

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

The Sun Company

Name - Type or Print

By: Edward O'Leary

Signature Edward O'Leary Chief Engineer

4041 Market Street

Address

Telephone No.

Aston

PA

19014-3197

City

State

Zip Code

### Attorney For Petitioner:

Anthony J. DiPaula

Name - Type or Print

Signature [Signature]

Covahey & Boozer, P.A.

Company

614 Bosley Avenue

410-828-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

### Legal Owner(s):

Catherine Peak

Name - Type or Print

Signature Catherine Peak

Signature

Name - Type or Print

Signature

12301 Happy Hollow Road 410-252-2098

Address

Telephone No.

Cockeysville,

MD

21030

City

State

Zip Code

### Representative to be Contacted:

Thomas J. Hoff

Name

406 W. Pennsylvania Ave. 410-296-3668

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 4 HRS

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 4/15/99

Case No. 99-408-SPHXA

REC'D 09/15/98

ORDER RECEIVED FOR FILING  
04/24/99  
7/1





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 100 W. Timonium Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attachment 1 attached hereto

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The improvements are existing and cannot be made to conform to zoning requirements implemented since the original development.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

The Sun Company, Inc.

Name - Type or Print

By: Edward O'Leary

Signature Edward O'Leary, Chief Engineer

4041 Market Street

Address

Telephone No.

Aston

PA

19014-3197

City

State

Zip Code

**Attorney For Petitioner:**

Anthony J. DiPaula

Name - Type or Print

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Ave.

410-828-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

**Legal Owner(s):**

Catherine Peak

Name - Type or Print

Catherine Peak

Signature

Name - Type or Print

Signature

12301 Happy Hollow Road 410-252-2098

Address

Telephone No.

Cockeysville

MD

21030

City

State

Zip Code

**Representative to be Contacted:**

Thomas J. Hoff

Name

406 W. Pennsylvania Ave. 410-296-3668

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING 4 HRS

UNAVAILABLE FOR HEARING

Reviewed By JL Date 4/15/99

Case No. 99-408-SPHXA

Date 9/15/98

ORDER RECEIVED FOR FILING

Date

By

ATTACHMENT 1 TO PETITION FOR VARIANCE

Re: 100 W. Timonium Road

**Variances:**

(1) Sections 405.4.A.1 and E.1 to allow a fuel service station with a convenience store use in combination having a total site area of 21,578 SF in lieu of the required 26,844 SF.

(2) Section 405.4.A.3.c.(2) and (3) to allow a fuel service station with 4 stacking spaces in lieu of the required 16.

(3) Section 405.4.A.2.a to allow pump islands with a setback of 22 ft. from a right of way line in lieu of the required 25 ft., and canopy setbacks of 10 ft. and 12 ft., respectively, from a right of way line in lieu of the required 15 ft.

(4) Section 405.4.A.2.b to allow a perimeter landscape transition area of 3 ft. abutting a public right of way, in lieu of the required 10 ft., and 0 ft. on the side and rear perimeters abutting non-residentially zoned land, in lieu of the required 6 ft.

<sup>450 BPA</sup>  
(5) Section ~~405~~ 4.5.(e) to allow seven (7) canopy signs in lieu of the permitted six (6); three (3) canopy signs of 96 SF each, and two (2) canopy signs of 147 SF each, in lieu of the permitted 25 SF each.

99-03-02.ldr

ORDER RECEIVED FOR FILING  
DATE 6/29/09  
BY [Signature]

408

THOMAS J. HOFF, INC.  
*Landscape Architect and Land Development Consultant*  
406 WEST PENNSYLVANIA AVENUE  
TOWSON, MD. 21204  
410-296-3668  
FAX 410-296-5326

March 4, 1999

**Description of the Sunoco Station, 100 West Timonium Road, to Accompany Petition for Special Exception, Special Hearing and Variances.**

**BEGINNING FOR THE SAME** at a point on the north side of West Timonium Road, at the intersection of the R/W's of West Timonium Road and Green Spring Drive.

Thence binding on the east side of Green Spring Drive,

- (1) North 77 degrees 04 minutes 02 seconds West 40.71 feet;
- (2) North 23 degrees 14 minutes 07 seconds West 138.10 feet;

thence leaving the east side of Green Spring Drive,

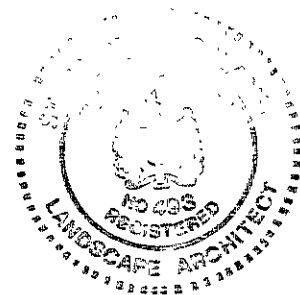
- (3) North 66 degrees 45 minutes 53 seconds East 141.54 feet
- (4) South 22 degrees 50 minutes 17 seconds East 145.70 feet; to the north side of West Timonium Road,

thence binding on the north side of West Timonium Road,

- (5) South 58 degrees 05 minutes 29 seconds West 108.91 feet,
- to the point of beginning containing 0.495 acres (21,578 square feet) of land more or less.

Note:

This Description has been prepared for zoning purposes only.



**99-408-SPHXA**

BALTIMORE COUNTY, MARYL  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 4/15/99 ACCOUNT Ro016150

AMOUNT \$ 650.00

RECEIVED FROM: COMPU ENG.

FOR: SPHXA FILING.

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

FOR DEPOSIT ONLY  
BALTIMORE COUNTY, MARYLAND  
CORPORATE COLLECTION DEPT.  
4/14/1999 4501 30K 97356 TO 97356  
APP OR LHM 99.00  
CHECK 90.00 OK .00 04

99.408 SPXA

CASHIER'S VALIDATION

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-408-SPHXA

100 West Timonium Road

NW/SE Timonium Road at corner with NE/S Green Spring Drive

8th Election District 3rd Councilmanic District

Legal Owner(s): Catherine Peak Lessee: The Sun Company, Inc.

**Special Hearing:** to approve an amendment to the previously approved site plans in cases 71-168-XA and 71-228-A, to convert the existing automotive full service station to a fuel service station (gas-n-go), and to allow two wall-mounted signs in a M.L. zone.

**Special Exception:** for a convenience store with a sales area larger than 1,500 square feet as a use in combination with an existing fuel service station.

**Variance:** to allow a fuel service station with a convenience store having a total site area of 21,578 square feet in lieu of the required 26,844 square feet; to allow 4 stacking spaces in lieu of the required 16; to allow pump islands with a setback of 22 feet from a right of way line in lieu of the required 25 feet and canopy setbacks of 10 feet and 12 feet in lieu of the required 15 feet; and to allow 7 canopy signs in lieu of the permitted 6, 3 canopy signs of 96 square feet each and 2 canopy signs of 147 square feet each in lieu of the permitted 25 square feet each.

Hearing: Tuesday, May 25, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/080 May 6

C310023

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/6/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/6/, 1999.

THE JEFFERSONIAN.

*J. Wilkinson*

LEGAL ADVERTISING

**CERTIFICATE OF POSTING**

RE: CASE # 99-408-SPHXA  
PETITIONER/DEVELOPER:  
(Sun Oil Co. Inc.)  
DATE OF Hearing  
(May 25, 1999)

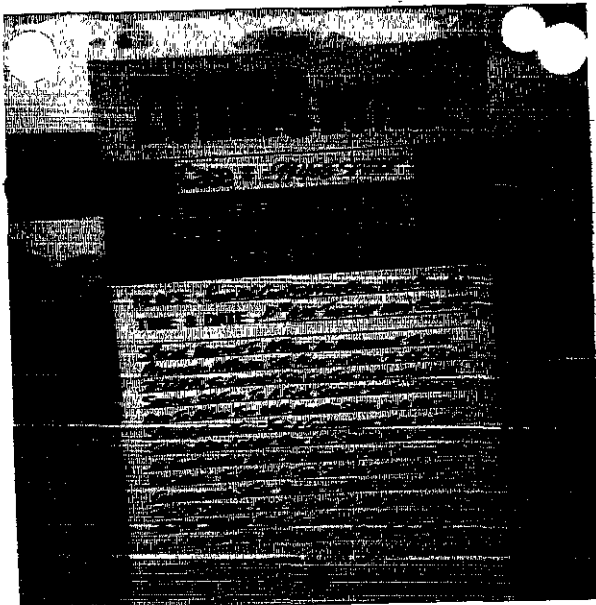
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
100 West Timonium Road Timonium, Maryland 21093\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 5-7-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

*Thomas P. Ogle* 5/7/99  
[Signature of Sign Poster & Date]

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
[Telephone Number]

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: ITEM # 408 , CASE # 99-408 SPHXA

Petitioner: ~~THE SON COMPANY, INC.~~ CATHERINE PEAK

Address or Location: 100 WEST TIMONIUM RD.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: THOMAS J. HOFF, INC.

Address: 406 WEST PENNSYLVANIA AVE.

TOWSON, MD. 21204

Telephone Number: 410-296-3668

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-408-SPHXA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A SPECIAL EXCEPTION TO PERMIT A MORE THAN 1500 SQ. FT. CONVENIENCE STORE  
WITH AN EXISTING FUEL SERVICE STATION AS A USE IN COMBINATION, A SPECIAL HEARING TO AMEND  
AN APPROVED SITE PLAN AND ORDER IN CASE # <sup>5</sup>71-168-XA AND 71-228-A AND TO CONVERT FROM  
FULL SERVICE TO GAS AND GO, ALSO TO ALLOW 2 WALL MOUNTED SIGNS AND VARIANCES FROM CERTAIN  
SETBACK AREA LIMITS, STACKING REQUIREMENTS AND LANDSCAPING AND TO PERMIT <sup>7</sup>CANOPY  
SIGNS IN ~~REAR~~ <sup>FRONT</sup> OF 6 WITH ~~AND~~ AREAS LARGER THAN ALLOWED.  
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 27, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-408-SPHXA  
100 West Timonium Road  
NW/S Timonium Road at corner with NE/S Green Spring Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Catherine Peak  
Lessee: The Sun Company, Inc.

Special Hearing to approve an amendment to the previously approved site plans in cases 71-168-XA and 71-228-A, to convert the existing automotive full service station to a fuel service station (gas-n-go), and to allow two wall-mounted signs in a M.L. zone. Special Exception for a convenience store with a sales area larger than 1,500 square feet as a use in combination with an existing fuel service station. Variance to allow a fuel service station with a convenience store having a total site area of 21,578 square feet in lieu of the required 26,844 square feet; to allow 4 stacking spaces in lieu of the required 16; to allow pump islands with a setback of 22 feet from a right of way line in lieu of the required 25 feet and canopy setbacks of 10 feet and 12 feet in lieu of the required 15 feet; and to allow 7 canopy signs in lieu of the permitted 6, 3 canopy signs of 96 square feet each and 2 canopy signs of 147 square feet each in lieu of the permitted 25 square feet each.

HEARING: Tuesday, May 25, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

  
Arnold Jablon, Director

c: Anthony J. DiPaula, Esquire  
Catherine Peak  
The Sun Company  
Thomas J. Hoff

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 10, 1999.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
May 6, 1999 Issue – Jeffersonian

Please forward billing to:

Thomas J. Hoff, Inc. 410-296-3668  
406 West Pennsylvania Avenue  
Towson, MD 21204

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-408-SPHXA  
100 West Timonium Road  
NW/S Timonium Road at corner with NE/S Green Spring Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Catherine Peak  
Lessee: The Sun Company, Inc.

Special Hearing to approve an amendment to the previously approved site plans in cases 71-168-XA and 71-228-A, to convert the existing automotive full service station to a fuel service station (gas-n-go), and to allow two wall-mounted signs in a M.L. zone. Special Exception for a convenience store with a sales area larger than 1,500 square feet as a use in combination with an existing fuel service station. Variance to allow a fuel service station with a convenience store having a total site area of 21,578 square feet in lieu of the required 26,844 square feet; to allow 4 stacking spaces in lieu of the required 16; to allow pump islands with a setback of 22 feet from a right of way line in lieu of the required 25 feet and canopy setbacks of 10 feet and 12 feet in lieu of the required 15 feet; and to allow 7 canopy signs in lieu of the permitted 6, 3 canopy signs of 96 square feet each and 2 canopy signs of 147 square feet each in lieu of the permitted 25 square feet each.

HEARING: Tuesday, May 25, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

## BECOMING AN APLUS FRANCHISEE

There are two ways to acquire an APlus franchise:

---

- Be granted a franchise by APlus
  - Purchase the APlus assignment rights of an existing franchisee with the prior written approval of APlus
- 

The financial requirements will vary depending on the method of acquisition and characteristics of the particular site. These requirements will be discussed in greater detail during the initial interview.

To begin the process of acquiring a franchise, complete the enclosed application form and return to Sunoco Franchise Recruiting. Upon receipt of your application it will be reviewed to see if it meets our initial requirements. You will be notified in approximately 10 days as to your preliminary status.

Shortly thereafter you will be contacted by our field staff to advise of the availability of a site in the applicable geographical area and to further discuss your application. Following this discussion we will schedule an interview with you to review your background, goals, financial status and interest in APlus as well as your suitability for the unique challenges of operating an APlus franchise.

This interview and the completion of a candidate profile serves two purposes: it gives APlus the opportunity to evaluate you and it gives you the opportunity to take a closer look at APlus. If it is mutually agreed to continue, the local Territory Manager (TM) will review Sunoco's Financial Application and Business Plan outline with you to aid you in your completion. These documents are provided to assist the applicant and company in evaluating the business, investment necessary and identify the applicant's strategies for operating the facility.

If after completion of these documents and presentation of your plan, you and APlus agree to proceed -- **a formal presentation of the APlus franchise contract will be made.** If after review you decide to continue, franchise/lease contracts can be signed and final approval given conditioned on the successful completion of the formal training course.

## APPLICATION PROCESS Purchase of Rights From An Existing Franchisee

To begin the process of acquiring the franchise rights from an existing franchisee,\* complete the enclosed application form and return it to Sunoco Franchise Recruiting. Upon receipt of your application it will be reviewed to see if it meets our initial requirements. You will be notified in approximately 10 days as to your preliminary status.

Shortly thereafter you will be contacted by our field staff to advise of the availability of a site in the applicable geographical area and to further discuss your application. Following this discussion we will schedule an interview with you to review your background, goals, financial status and interest in APlus as well as your suitability for the unique challenges of operating an APlus franchise.

This interview and the completion of a candidate profile serves two purposes: it gives APlus the opportunity to evaluate you and it gives you the opportunity to take a closer look at APlus. If it is mutually agreed to continue, you will be placed in contact with a franchisee who has expressed to Sunoco an interest to assign his/her franchise. It should be noted that APlus makes no representations to either party: the assignor (Seller) or you the potential assignee (Buyer).

In the event you are able to come to an agreement with the existing franchisee, the existing franchisee must forward his/her request to assign as required in the franchise agreement. Upon receipt, interviews will be held for financial application review, evaluation and the presentation of your proposed business plan for operating the site. Note that an outline and guide for the business plan will be provided by APlus.

After completion of this step, the assigning franchisee will be advised of the approval decision. If the assigning franchisee wishes to proceed, he/she will advise you as such and the appropriate documents will be prepared by APlus. Note that all contents of the franchise are applicable and final approval is conditioned on the successful completion of the formal training course.

\* Note that this process does not preclude a potential assignee (Buyer) from directly making an agreement of purchase/assignment (subject to meeting franchise requirements and minimum standards established by Sunoco) with an existing franchisee prior to the application procedure. The intent of the process described above is only to place franchisees potentially interested in assigning in contact with you as a potentially interested assignee (Buyer). Note that all proposed assignments must be approved by company in writing prior to actual assignment.

## About Acquiring An APlus Franchise

### **Q How much of an initial investment (cash or liquid assets) is required to acquire an APlus franchise?**

- A** The amount of cash or liquid assets required will vary depending on the method of acquisition and characteristics of the particular site. APlus normally requires franchisees to invest between \$150,000 and \$185,000, excluding goodwill if you are buying the rights of an existing franchisee.

Note that this amount may be lower if depreciated equipment is involved.

---

### **Q Does Sunoco help finance the cost of a franchise?**

- A** No. Sunoco does not provide any financing.

---

### **Q How profitable will my franchise be?**

- A** Profitability depends upon a number of factors including site location, operating costs and ability of the franchisee to manage the business on a day-to-day basis as well as competing economic conditions. It is our underlying philosophy that we make money when you make money, and therefore, we strive to create win-win opportunities with you.

If you are buying the rights of an existing franchisee (assigning), the information for financial evaluation should be provided by the franchisee whose rights you are buying. This information should include, but not be limited to, historical volumes for gasoline, store sales, operating costs, margins and other applicable financial and facility information. It is recommended that three years of activity be reviewed.

If you are offered a location directly by Sunoco, you will be provided a statement detailing historical volumes for gasoline and store sales.

While this information is not a guarantee of profitability, it can be used to help you develop your business plan and estimate the degree of profitability for the site.

---

### **Q Where do I send my completed application?**

- A** Mail your application to:  
Sunoco Franchise Recruiting  
1801 Market Street  
Philadelphia, PA 19103-1699

---

**This is not to be considered an offering, which can only be made by an offering circular/agreement.**

## THANK YOU FOR YOUR INTEREST

Founded in 1985, with corporate roots formed in the early 1970s as another successful convenience store chain, APlus<sup>®</sup> has a proud history of continued growth. This success is due in part to the backing of our parent corporation, Sun Company, Inc., with over \$5 billion in assets.

**Our Proven Sales-Generating Approach.....** Our growth and yours is enhanced as we continue to focus our operations on these proven sales-generating features:

- 
- Appeal to customers with a broad economic and demographic base, while also targeting the dominant customer characteristics in your neighborhood through product mix and special promotions.
- 
- Remain open twenty-four hours a day, seven days a week to create maximum customer convenience and sales activity.
- 
- Operate in conjunction with retail branded facilities to capitalize on that additional base of built-in, high impulse traffic to create total one-stop shopping convenience for customers in this fast-paced world.
-

# APLUS AND YOU: GROWING TOGETHER

Since 1985, APlus has experienced consistent sales growth. We have succeeded by achieving high visibility in key strategic regional markets. This regional approach has allowed us to manage our growth wisely, by focusing on the one area of the country that we know best. Today APlus is proud to have over 400 stores in its family.

**Today's Fast-Paced World Means Fast Profits For You.....** Over the last decade, the convenience store industry has continued to grow as well. Today over 60% of U.S. adults 18 years or older shop at convenience stores regularly. It's not difficult to understand this growth or why it offers you such an exciting franchise opportunity with APlus. Consider that, in the fast-paced, transient world we live in today, APlus convenience stores:

- 
- Sell the most popular items in the American home – from staple items such as milk, bread and paper products to newspapers, cigarettes, soft drinks and fresh-brewed coffee.
- 
- Provide key real estate locations and produce carefully planned facility layouts, designed for maximum sales growth.
- 

**Two APlus Franchise Opportunities.....** At APlus, we give you every opportunity to start your own successful business – from initial concept to opening day and beyond. But, first review the two franchise opportunities that may be available in your area.

**APlus mini market .....** A "full service" convenience store that features a full line of fresh foods, beverages, fast food items and over 3,000 packaged goods

**APlus Express .....** A "basic service" convenience center with categories limited to snacks, tobacco, beverages, and other high turnover items for customers on-the-go.



# PROPRIETARY, NEW PRODUCTS AND CONCEPTS

One particularly successful way that we can help boost your profits is to offer you limited-time-only products at special, low prices, as well as items that are exclusive to APlus stores.

**Proprietary APlus Products.....** Some of our most profitable items have the added benefit of carrying the APlus name, often in tandem with another trademarked APlus name.

Examples of these products include:

---

- APlus Fresh 100% Colombian Coffee

---

- APlus Travel Coffee Mugs

---

- APlus "Big Shot" Sports Bottle

---

- APlus Fountain Drinks

---

**Branded food service Partners.....** APlus continues to develop food service which is a fast track to continue growth. There is a APlus owned Parlor Pizza Program and branded partners such as Taco Bell Express and TCBY units available for qualified sites.

**Special Promotions....** Another proven way to help increase your profit potential is to offer a special item at a special, low price for a limited time only. While the most successful of these products may be added to our standard product line, sales are sure to improve most when they are put on deal. Successful products in this category include:

---

- Microwavable burritos

---

- Collectible plastic fountain drink cups

---

- Breakfast egg-and-cheese bagels

---

**Our Product Support Never Stops.....** Our new and proprietary products have proven profit power, and we will continue to offer you and your customers innovative and exciting items that help drive impulse purchases.

# COMPLETE START-UP AND MARKETING SUPPORT

**APlus Helps You Get Started And Helps You Sell....** Your business success greatly depends upon selecting a highly visible site in the right neighborhood and developing an APlus facility that effectively serves its needs.

---

APlus as your proactive start-up franchisor, will provide you with key support including:

- High-quality building specifications, inside and out, including engineering and architectural plans, with all work done by carefully screened suppliers.
  - Equipment required for the APlus operating system and store design, which is available for purchase.
- 

APlus locations are designed to meet important traffic count and marketing objectives including:

- Offering retail customers convenient product accessibility and attractive store decor.
  - Offering franchise operators the products and services that maximize profit potential and positively reflect the APlus image.
- 

**Quality Store Image And Signage....** APlus combines a clean, orderly, all-American image with strong marketing messages. This is achieved by showcasing red, white and blue colors as well as brightly illuminated logo signs and monthly promotion signs.

**Nationwide Network Of Suppliers....** Centralized merchandise buying in conjunction with category managers recommend suppliers to help ensure that the right products arrive at the right place at the right time for the best value. This should afford you more satisfied customers and, at the same time, the opportunity for improved profit margins that are part of bulk purchases.

**Profit-Enhancing Planograms....** We help you establish the optimum quantity and store position of your inventory items to help you maximize potential sales and profits. Our planograms are the result of testing in APlus stores, which means our own customers have shown us what works best.

**Highly Professional Advertising And Promotional Support....** We create high-impact monthly promotional offers for you, with point-of-sale material that help increase impulse sales and re-enforce our quality, value, convenience image. APlus supports your in-store marketing and profit efforts with over \$3 million from the APlus Advertising Fund in annual promotional campaigns, programs and targeted advertising for key product categories. Field merchandising support also helps you more fully capitalize on local sales opportunities.

# TRAINING AND FRANCHISE SYSTEM SUPPORT

**Learn How To Successfully Run Your Own APlus Business** through seminars, workshops and personal training at our 3 week\* formal training center, located just outside Philadelphia, PA. At our training center we provide you with the knowledge needed to successfully open and manage your own APlus franchise. The curriculum covers essential business operations procedures and issues such as:

- Overview of convenience food store industry and the APlus mini market/APlus Express
- Customer service
- Introduction to accounting and recordkeeping
- Retail calculations
- Retail extension of invoices
- Daily sales report
- Business Planning analysis system
- Personnel – selection, training, motivation, evaluation and team building
- Business management
- Food service, food handling, preparation and sanitation
- Store security
- Store merchandising
- Vendor relations
- Loss prevention
- Inventory services
- Maintenance, housekeeping and sanitation
- Time management
- Human Resources standards for employer and employees

**We listen to our franchisees.** who also support each other, to further promote communications with franchisees, the headquarters' staff and the entire APlus system. This support includes:

- 
- APlus Territory Managers, who aid you reviewing your business performance throughout the year.
- 
- The APlus Advertising Council, composed of APlus Franchise Panel members and other people that the Company may designate from time to time. The Council addresses promotions, advertising and related budget issues.
- 
- The APlus Division Advertising Committee, which develops and recommends additional promotional and advertising programs to be considered for Division Development.
- 
- The APlus Franchise Panel, consisting of Franchise Operators, who represent fellow operators in consultation with APlus management personnel regarding business and franchise-related matters.
- 

In addition, industry conventions each year offer the opportunity to meet and learn from both guest industry experts and your fellow APlus Franchisees.

\* Note that the Company is introducing a comprehensive Business Planning System that may require additional time beyond the three week program.



# **MARKETING BULLETIN**

## **Sunoco Retail Uniform Requirements**

The following uniform requirements are expected of all Sunoco retailers by June 1, 1998.

### **Uniform Standard for all employees interfacing with customers**

(i.e., cashier, island attendant, retail clerk, store manager, etc.):

- Button down blue/white oxford shirt (long or short sleeves)
- Name tag
- Sunoco tie
- Blue or khaki pants

### **Uniform Standard for technicians**

- Blue/grey stripe work shirt (no tie)
- Blue pants
- Name tag
- Blue coverall (optional)

It is also suggested that wherever possible, employees should wear a black belt and black shoes. During the summer months, a short sleeved oxford shirt and tie may be worn with either blue or khaki short pants.

## **SUNOCO BLUE** **Match 3M Sapphire Blue**



Transluscent Vinyl: 3M Sultan Blue #157  
Opaque Vinyl: 3M Sapphire Blue #37  
Urethane Paint: Ameron V40 #M221B40727  
Enamel Paint: Ameron V20 #M513S40727  
Pantone Match: 288C

## **SUNOCO Gray** **Match Ameron Onyx Gray**



Transluscent Vinyl: N/A  
Opaque Vinyl: 3M Pear Gray #11  
Urethane Paint: Ameron V40 #M221B20552  
Enamel Paint: Ameron V20 #M513S20552

## **SUNOCO Red** **Match 3M VT 109**



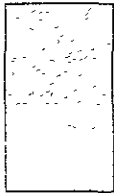
Transluscent Vinyl: 3M Red #33  
Opaque Vinyl: 3M Tomato Red #13  
Urethane Paint: Ameron V40 #M221B70332 (RD-365)  
Enamel Paint: Ameron V20 #M513S70332 (RD-365)  
Pantone Match: 185

## **SUNOCO Green** **Match 3M Vivid Green**



Transluscent Vinyl: 3M Vivid Green #156  
Opaque Vinyl: 3M Bright Green #186  
Urethane Paint: N/A  
Enamel Paint: N/A  
Pantone Match: 355C

## **SUNOCO Yellow** **Match 3M Bright Yellow**



Transluscent Vinyl: 3M Yellow #015  
Opaque Vinyl: 3M Bright Yellow #15  
Urethane Paint: Ameron V40 #M221B80240  
Enamel Paint: N/A  
Pantone Match: 109C

## **SUNOCO White** **Match 3M #10 White**



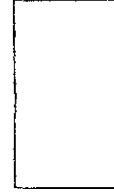
Transluscent Vinyl: 3M White #20  
Opaque Vinyl: 3M White #10  
Urethane Paint: N/A  
Enamel Paint: N/A  
Pantone Match: N/A

## **SUNOCO Orange** **Match 3M Bright Orange**



Transluscent Vinyl: 3M Tangerine #84  
Opaque Vinyl: 3M Bright Orange #14  
Urethane Paint: Not developed  
Enamel Paint: Not developed  
Pantone Match: 151C

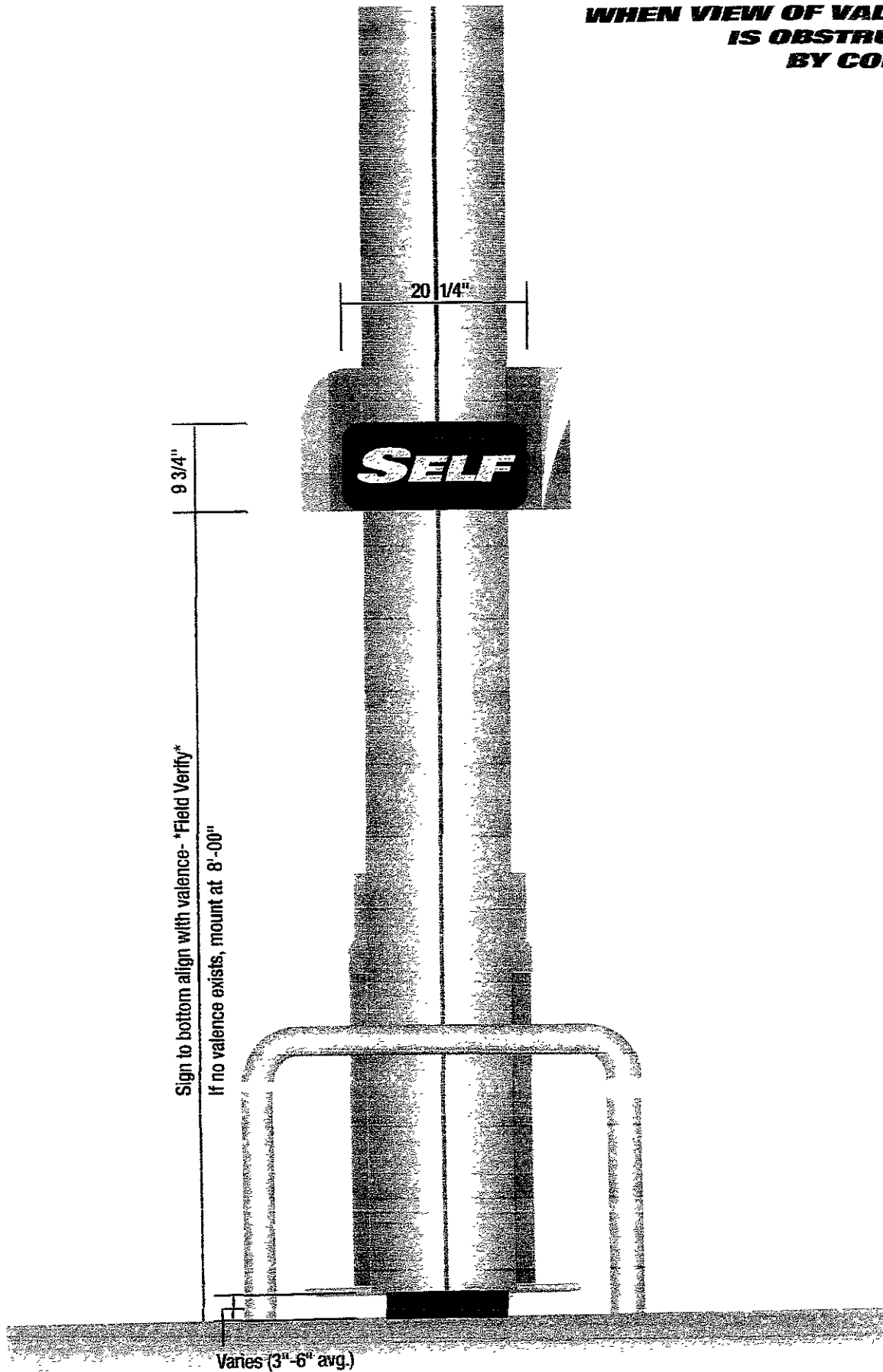
## **SUNOCO Reflective White** **Match 3M Reflective White**



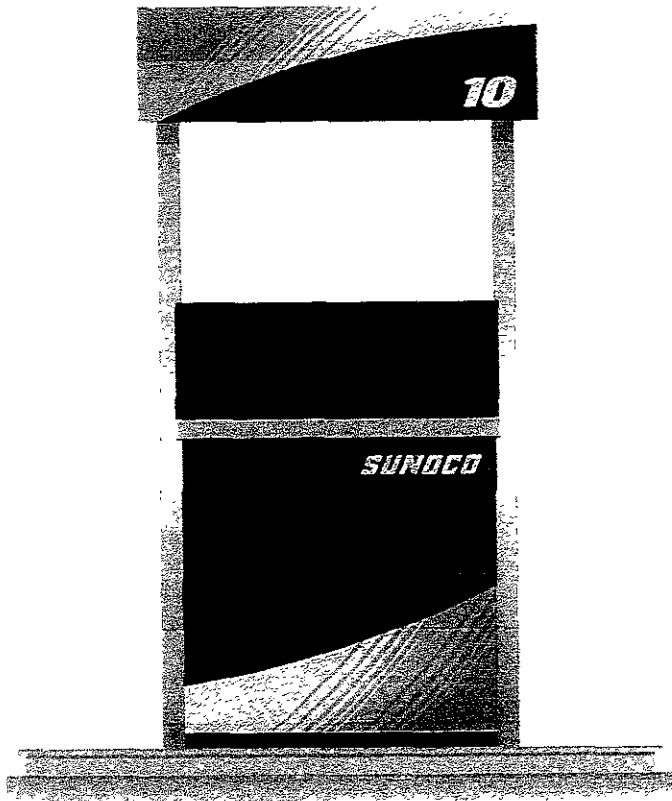
Transluscent Vinyl: N/A  
Opaque Vinyl: 3M Reflective White #510-10  
Urethane Paint: N/A  
Enamel Paint: N/A  
Pantone Match: N/A

# CANOPY COLUMN SIGN

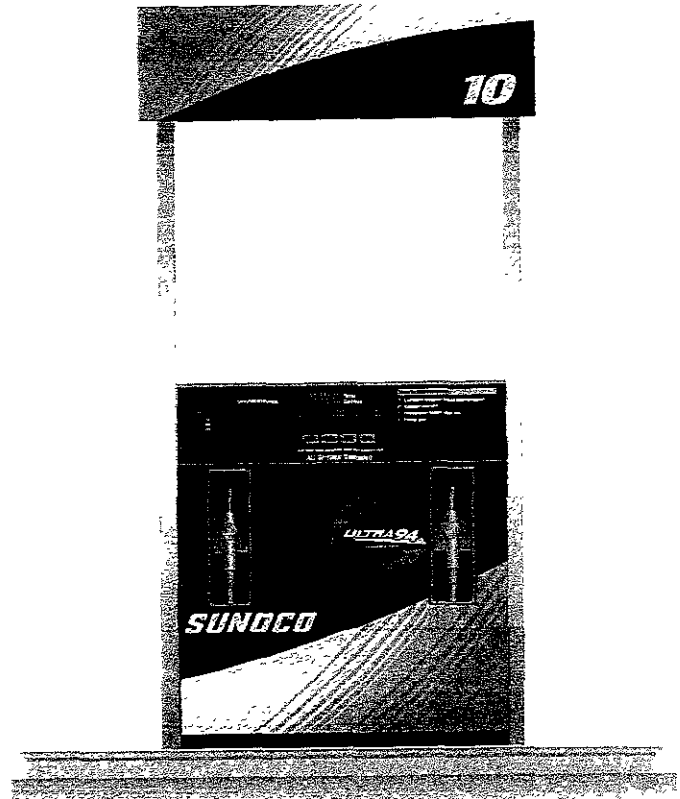
**USE SERVICE SIGN ONLY  
WHEN VIEW OF VALANCE  
IS OBSTRUCTED  
BY COLUMN**



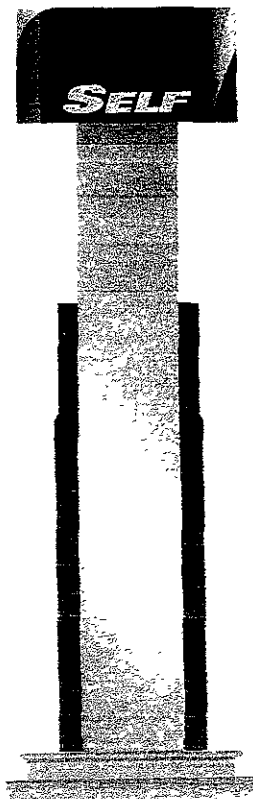
# DISPENSER GRAPHICS



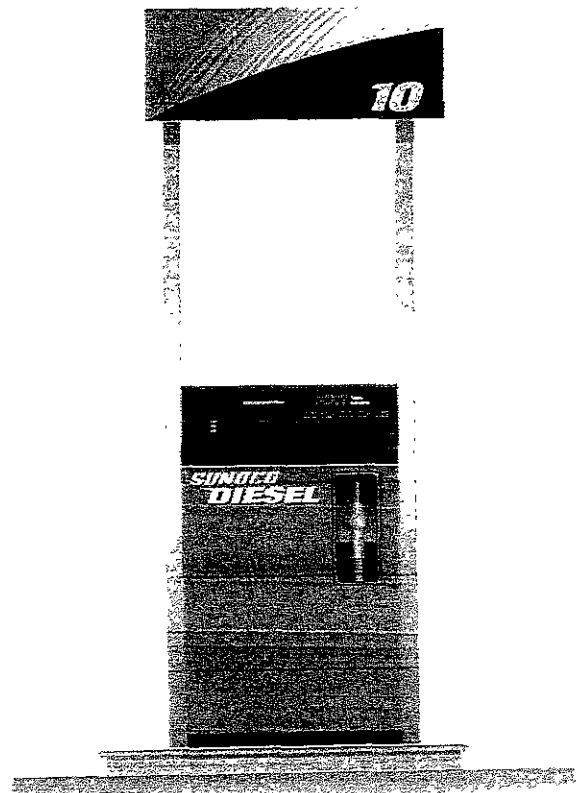
**GILBARCO ADVANTAGE**



**WAYNE/DRESSER 395**



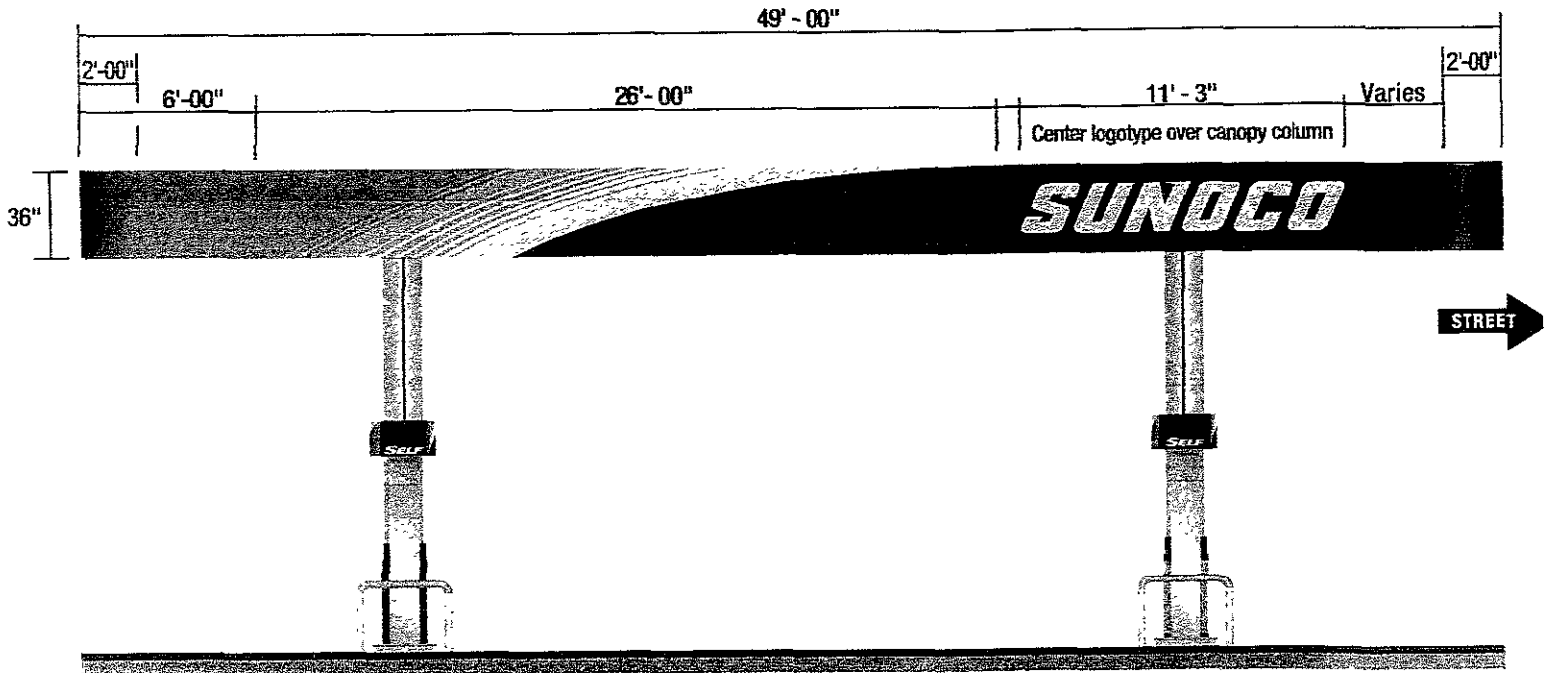
**SIDE VIEW**



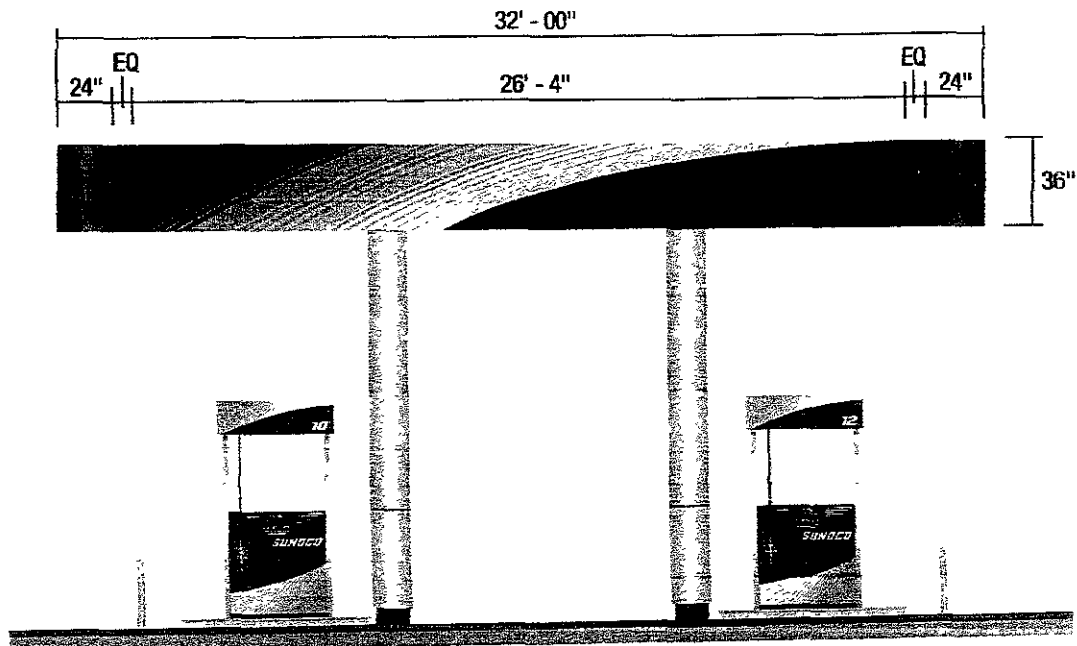
**WAYNE/DRESSER DIESEL**

# CANOPY GRAPHICS

**STAND ALONE - 32' x 49'**



**LEFT SIDE ELEVATION**



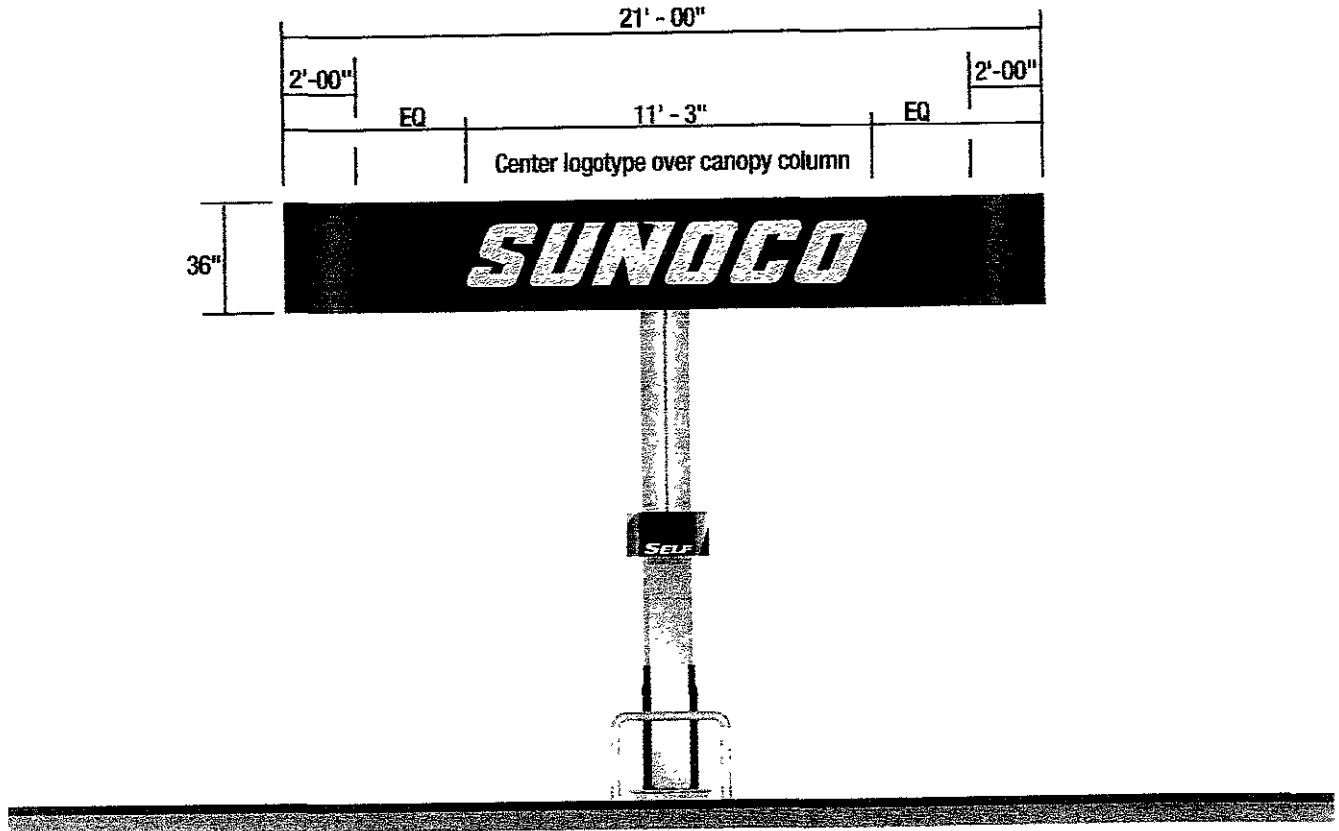
**STREET SIDE ELEVATION**

Renderings are for visual design purposes only. Graphics may vary by location.

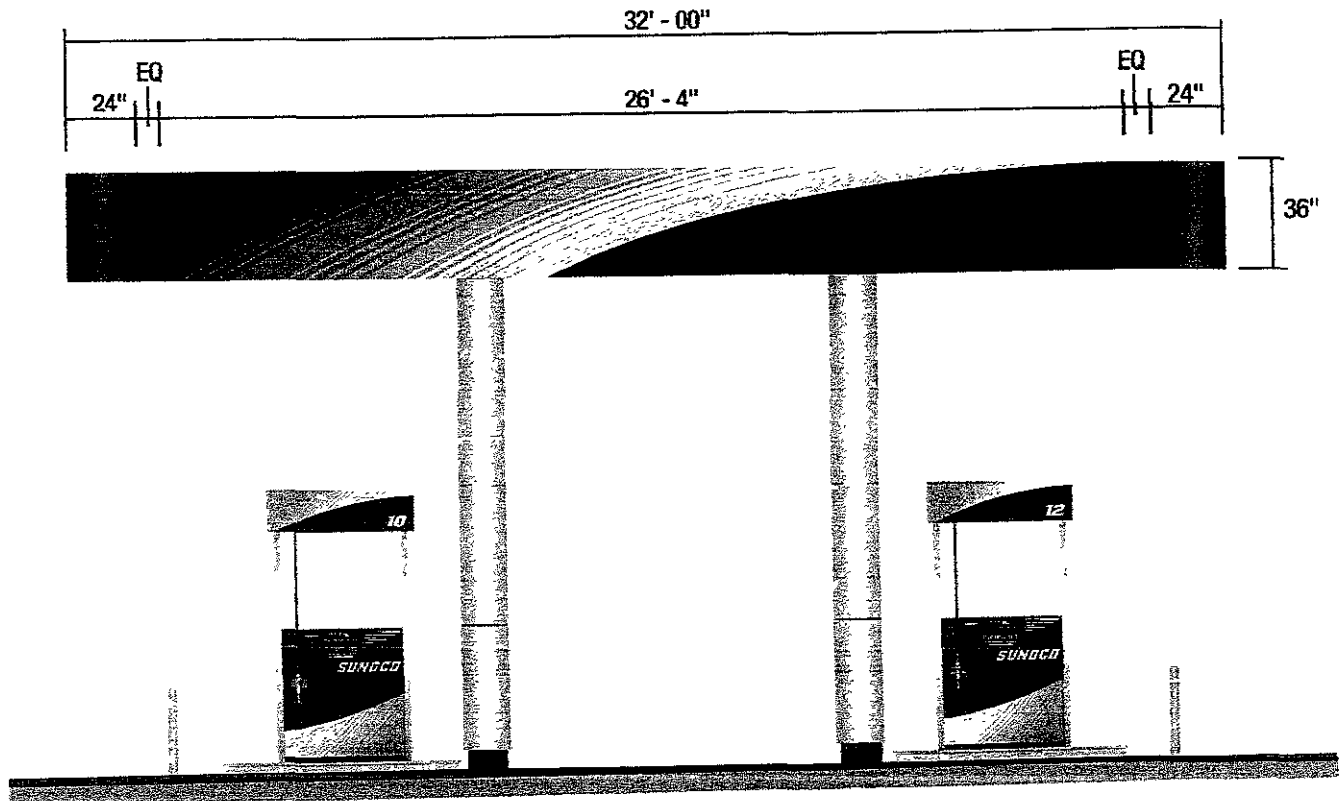


# CANOPY GRAPHICS

**STAND ALONE - 21' x 32'**



**SIDE ELEVATION**



**STREET SIDE ELEVATION**

Renderings are for visual design purposes only. Graphics may vary by location.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 20, 1999

Anthony J. DiPaula, Esq.  
Covahey & Boozer, P.A.  
614 Bosley Avenue  
Towson, MD 21204

RE: Case No.: 99-408-SPHXA  
Petitioner: Peak/The Sun Company  
Location: 100 W. Timonium Road

Dear Mr. DiPaula:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 15, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

c: Thomas J. Hoff 406 W. Pennsylvania Ave., Towson MD 21294

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   May 3, 1999

FROM: *RWB* Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for May 3, 1999  
              Item Nos. 403, 404, and 408

              The Bureau of Development Plans Review has reviewed the subject  
zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZAC05039.NOC



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

MAY 7, 1999

Arnold Jablin, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: ISSUES: THE SUN COMPANY

Location: DISTRIBUTION MEETING OF APRIL 19, 1999

Item No: 108 Zoning Agenda:

Re: Zoning:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
2. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REMARKS: LT. ROBERT R. AMERWALL  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Hep  
5/29

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** April 26, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 398 & 408

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 4.23.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 408

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE

100 W. Timonium Road, NW/S Timonium Rd at  
corner with NE/S Green Spring Dr, 8th Election  
District, 3rd Councilmanic

Legal Owners: Catherine Peak  
Contract Purchaser: The Sun Company, Inc.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-408-SPHXA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esq., Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

~~PROTESTANT~~ (S) SIGN-IN SHEET

NAME

ADDRESS

614 BOSLEY AVE - 21204

10 VALERIE DRIVE, BEAR DE 19701

729 CRUCIBLE CT, MILLERSVILLE, MD 21108

436 CREAMERY WAY, SWISHT EXTON PA 19341

100W TIMONILUM RD TIMONILUM MD 21093

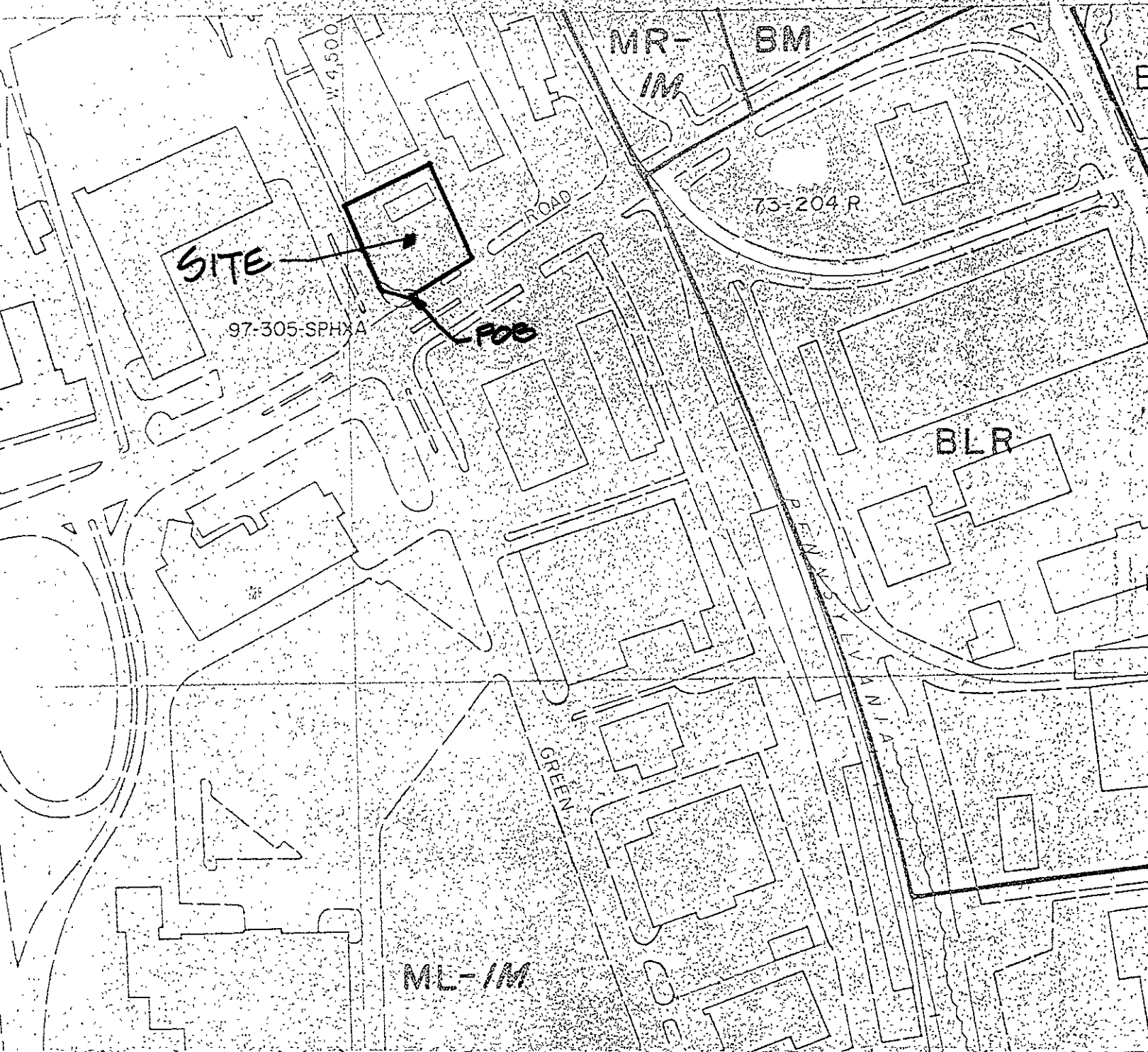
100 W. TIMONIUM Rd Tim. MD 21093

406 W. PENNSYLVANIA AVE. 21204





99-408-SPHXA



SCALE 1" = 200' ±	LOCATION TIMONIUM	SHEET N. W. 13-A
DATE OF PHOTOGRAPHY JANUARY 1986	99.408-SPHXA	



